067.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,100 / 670,100
					USE VALUE:	670,100 / 670,100
					ASSESSED:	670,100 / 670,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAW ROSALIND &
Owner 2:	HALVERSON ROBERT G
Owner 3:	
Street 1:	106 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAW ROSALIND -
Owner 2:	-
Street 1:	106 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,588 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7588.000	216,700		453,400	670,100
Total Card	0.174	216,700		453,400	670,100
Total Parcel	0.174	216,700		453,400	670,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.73 | /Parcel: 446.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43018
GIS Ref	
GIS Ref	
Insp Date	11/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,900	0	7,588.	453,300	670,200	670,200	Year End Roll	12/18/2019
2019	101	FV	182,500	0	7,588.	421,000	603,500	603,500	Year End Roll	1/3/2019
2018	101	FV	182,500	0	7,588.	421,000	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	182,500	0	7,588.	369,200	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	182,500	0	7,588.	336,800	519,300	519,300	Year End	1/4/2016
2015	101	FV	171,600	0	7,588.	297,900	469,500	469,500	Year End Roll	12/11/2014
2014	101	FV	171,600	0	7,588.	281,700	453,300	453,300	Year End Roll	12/16/2013
2013	101	FV	171,600	0	7,588.	268,100	439,700	439,700		12/13/2012

!5742!

PRINT

Date	Time
12/10/20	20:35:12

LAST REV

Date	Time
10/10/19	14:17:48
apro	
5742	

USER DEFINED

Prior Id # 1:	43018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAW ROSALIND,	63464-299		4/8/2014	Convenience	1	No	No		
ROWE ROBERT R/E	28042-415		1/2/1998		231,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/1997	161	Manual	3,400					REROOF
11/21/1994	627	Manual	1,800					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	Info At Door	BS	Barbara S
4/20/2000	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7588		Sq. Ft.	Site		0	70.	0.85	12									453,350						453,400	

Total AC/HA: 0.17420 | Total SF/SM: 7588 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,350 | Spl Credit | Total: 453,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34999990
Const Adj.:	0.98745072
Adj $ / SQ:	139.971
Other Features:	71750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314115
Depreciation:	97376
Depreciated Total:	216739

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

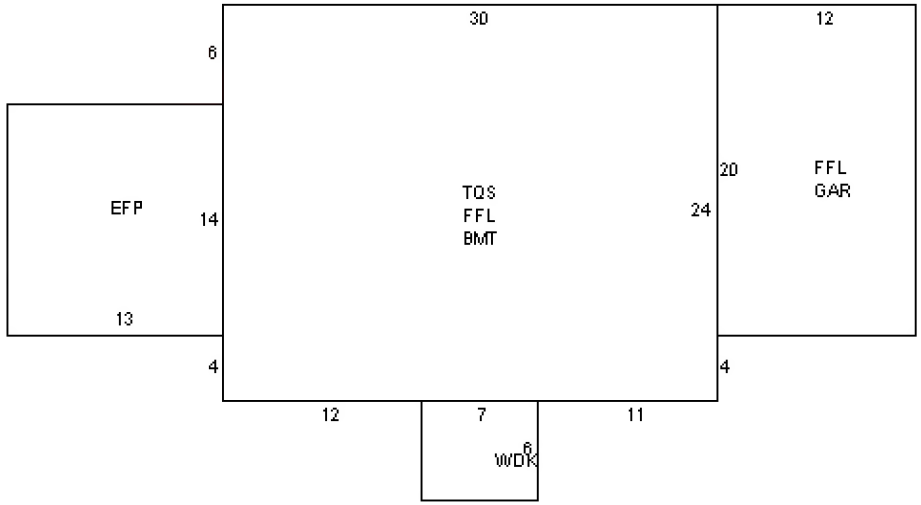
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.97
Special Features:	0	Val/Su Net:	90.44
Final Total:	216700	Val/Su SzAd	144.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	139.970	134,372
TQS	3/4 Story	540	139.970	75,584
BMT	Basement	432	41.990	18,140
GAR	Garage	240	25.100	6,023
EFP	Enclos Porch	182	41.650	7,581
WDK	Deck	42	15.800	664

Net Sketched Area:	2,396			Total:	242,364
Size Ad	1500	Gross Are	2864	FinArea	1500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	